

\$600,000 - 1701 Simond Ave 639, Austin

MLS® #1049852

\$600,000

2 Bedroom, 2.00 Bathroom, 1,091 sqft
Residential on 0.01 Acres

Parkside/Mueller Condos, Austin, TX

Discover elevated living in this beautifully updated TOP-floor 2-bedroom, 2-bath condo in the heart of Austin's highly desirable Mueller community. This amazing condo is located directly across from Mueller Park in the gorgeous Parkside Mueller Residences. Overlooking the serene courtyard and community pool, this home offers a rare combination of style, comfort, and thoughtful upgrades. Located just steps from Mueller's iconic parks, H-E-B, Alamo Drafthouse, weekly farmers markets, walking trails, cafes, and more, this is a rare opportunity to own a beautifully appointed condo in one of Austin's most desirable neighborhoods.

The open-concept living space is filled with natural light and upgraded with curated design details including updated pendant lighting, under-cabinet lighting, and soft-close drawers with built-in illumination. The kitchen is both functional and beautiful, featuring custom cabinetry, a built-in KitchenAid mixer cabinet, and a full suite of included Samsung appliances. The water filtration system offers instant hot water, making your everyday routines effortless and efficient.

This ADA-compliant unit comes with two reserved parking spaces conveniently located next to the elevator, including ONE SPOT EQUIPPED WITH EV CHARGING FOR ELECTRIC VEHICLES(\$20,000 value). Motorized blinds, Alexa-compatible dimmable



lighting, and professionally installed wall mounts with hidden wiring for TVs in the living room and primary bedroom ensure a seamless, clutter-free look. Both bathrooms and the laundry room include custom cabinetry for added storage.

Step out onto your private balcony to take in the calming view of the pool and courtyardâ€”a rare sense of retreat in the middle of it all. Whether you're relocating, downsizing, or investing in your first Austin property, this home offers the best of city living with a peaceful, elevated twist. Schedule your showing today!

Built in 2024

Essential Information

MLS® #	1049852
Price	\$600,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Condominium
Status	Active

Water Feature/View

View	Pool
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Community Information

Address	1701 Simond Ave 639
Area	3
Subdivision	Parkside/Mueller Condos
City	Austin
County	Travis
State	TX

Zip Code 78723

Amenities

Utilities Electricity Connected, Fiber Optic Available, Sewer Connected, Water Connected

Features Barbecue, Common Grounds/Area, Clubhouse, Community Mailbox, Fitness Center, Gated, Internet Access, Property Manager On-Site, Pool, Trails/Paths, Bicycle Storage, Conference/Meeting Room, Courtyard, Shopping

Parking Assigned, Gated, Electric Vehicle Charging Station(s), Covered, Guest

of Garages 2

Interior

Interior Tile, Vinyl

Appliances Dishwasher, Electric Range, Disposal, Microwave, Free-Standing Electric Oven

Heating Central, Exhaust Fan

of Stories 1

Stories One

Exterior

Exterior Features Balcony

Lot Description Close to Clubhouse, Backs to Greenbelt/Park, Interior Lot

Roof Membrane

Construction HardiPlank Type, Stucco, Concrete

Foundation Slab, Combination, Concrete Perimeter

School Information

District Austin ISD

Elementary Blanton

Middle Lamar (Austin ISD)

High Northeast Early College

Additional Information

Date Listed July 25th, 2025

Days on Website 81

Days on Market 72

HOA Fees 754

HOA Fees Freq. Monthly

Gated Community Yes

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